



FOLKLANDS

CLYDE ROAD, ADDISCOMBE
MONTHLY RENTAL OF £1,175

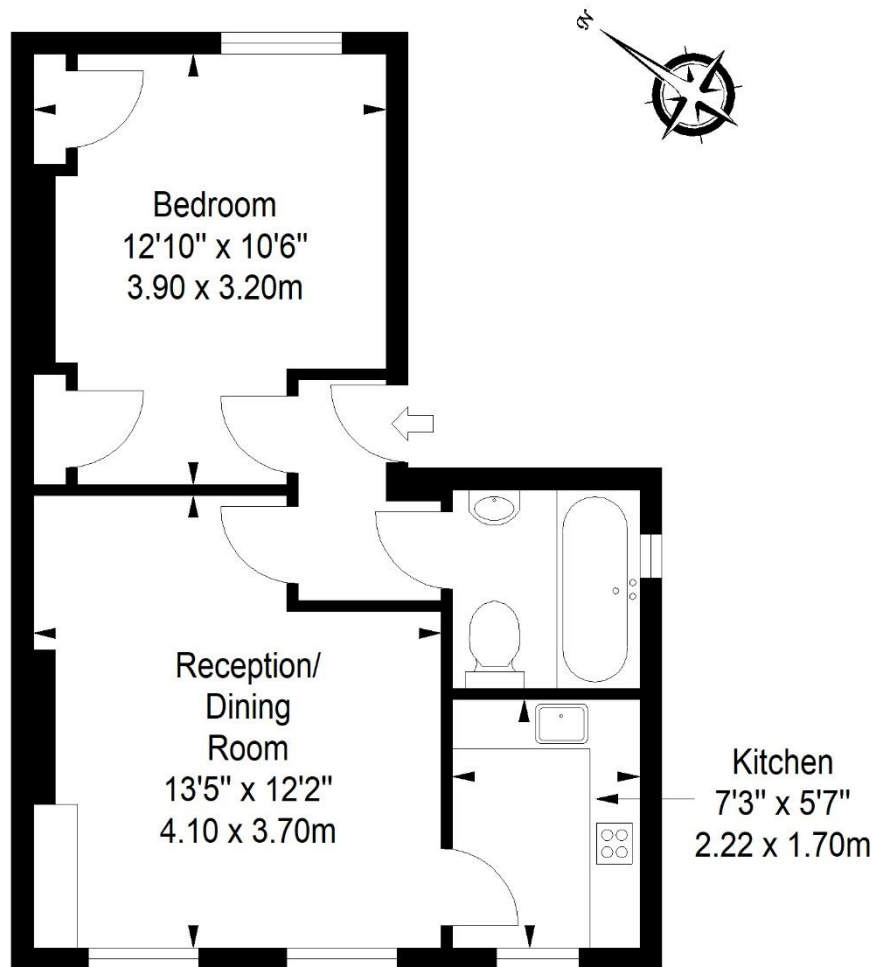




Clyde Road

Approximate Gross Internal Area

382 sq ft / 35.48 sq m



First Floor

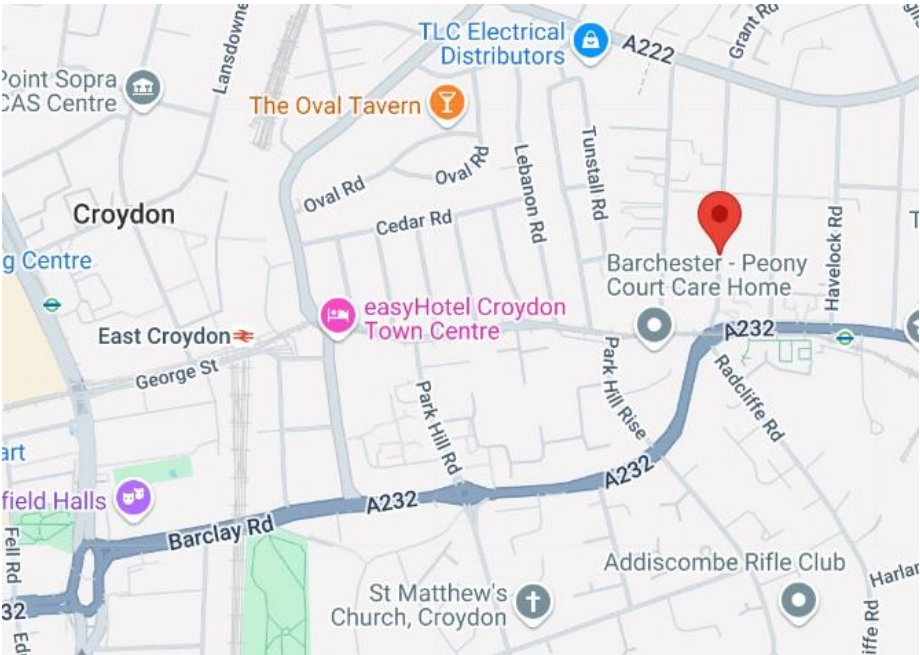
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ GAS CENTRAL HEATING
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.1 MILES FROM SANDILANDS TRAM STOP
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ EPC EER C



**** Available Immediately ** Unfurnished **** A smartly presented one double bedroom first floor conversion flat, situated within this popular residential road, conveniently located 0.5 miles from East Croydon train station & 0.1 miles from Sandilands Tram stop.

This bright & airy property is well decorated, has ample storage space and gas central heating via a combi-boiler.

The accommodation comprises one double bedroom with two built in cupboards, a lounge/ dining room with fitted cabinet & shelving, a smartly appointed three-piece bathroom suite with shower over-bath and a stylish fitted kitchen with appliances included.

Furthermore, this property sits moments from an array of local conveniences, it is less than 100m to the nearest bus stop, and is a short distance to the shops, cafes, and boutiques on Addiscombe high street. For green spaces, residents are spoilt for choice, with Lloyd Park, Park Hill Park, and Ashburton Park all within walking distance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		